



City of Nashua
Planning Department
229 Main Street
Nashua, New Hampshire 03061-2019

Planning & Zoning 589-3090
Fax 589-3119
WEB www.gonashua.com

June 4, 2010

AGENDA

To: NCPB Members

From: Planning Staff

Re: Meeting June 17, 2010

A regular meeting of the Nashua City Planning Board will be held on Thursday, at 7.00 p.m. in the City Hall Auditorium, 3rd floor, 229 Main Street. The Planning Staff will be available at 6:30 p.m. to answer any questions the Board or Public might have concerning the following proposed agenda.

- A. Call to Order
- B. Roll Call
- C. Approval of Minutes – May 6, 2010 and May 20, 2010
- D. Communications
- E. Report of Chairman, & Committee, & Liaison
- F. Executive Session

OLD BUSINESS – CONDITIONAL / SPECIAL USE PERMITS

None

OLD BUSINESS - SUBDIVISION PLANS

None

OLD BUSINESS – SITE PLANS

None

NEW BUSINESS – CONDITIONAL / SPECIAL USE PERMITS

1. Trak Energy, LLC (Owner) - Application and acceptance of proposed conditional use permit to demolish existing buildings and reconstruct a gas station and canopy with associated site improvements. Property is located at 21 Canal Street. Sheet 41, Lot 60. Zoned GI-General Industrial. Ward 3.
2. DWC Acquisition Corporation (Owner) - Application and acceptance of proposed conditional use permit to allow construction of a three story, 18,132 sf college dormitory with associated site improvements. Property is located at 20 University Drive. Sheet F, Lot 185. Zoned R9 and R30, Suburban Residence. Ward 1.

NEW BUSINESS – CONDITIONAL / SPECIAL USE PERMITS (continued)

3. DWC Acquisition Corp. (Owner) 125 Pine Hill Realty Trust (Applicant) - Application and acceptance of proposed conditional use permit to allow a small reduction in the campus size by transferring 3,267 square feet of land to Lot F-36A. Property is located at 20 University Drive. Sheet F, Lot 185. Zoned R9 & R30- Suburban Residence. Ward 1.

NEW BUSINESS - SUBDIVISION PLANS

4. Randy Turmel and DWC Acquisition Corp. (Owners) 125 Pine Hill Realty Trust (Applicant) Application and acceptance of proposed lot line relocation plan adjusting the boundary between Sheet F, Lot 36A and Sheet F, Lot 185 and subdivision of Lot 36A creating four new lots. Property is located at 125 Pine Hill Road and 20 University Drive. Zoned R9 & R30, Suburban Residence. Ward 1.

NEW BUSINESS – SITE PLANS

5. Trak Energy, LLC (Owner) - Application and acceptance of proposed site plan to demolish existing buildings and reconstruct a gas station and canopy with associated site improvements. Property is located at 21 Canal Street. Sheet 41, Lot 60. Zoned GI-General Industrial. Ward 3.
6. Andrea James Realty, LLC (Applicant) Clarence Clark (Owner) - Application and acceptance of second one year extension for approved amendment to NR1592 for the construction of a 1 story, 6,000 square foot building for retail use with associated access, parking and site improvements. 311 and 323 Daniel Webster Hwy, Sheet A - Lots 384 & 793, Zoned "HB" - Highway Business. Ward 8.

OTHER BUSINESS

1. Review of tentative agenda to determine proposals of regional impact.
2. Public hearing in accordance with RSA 674:54 to review plans for proposed site improvements to the Nashua Community College located at 505 Amherst Street, Sheet H, Lot 146. The purpose of this nonbinding hearing is to provide information and take public comments on the proposal; as a governmental use, proposed improvements at the college are exempt from local land use regulations. The Planning Board will not be voting or making any decision on this State project; the hearing is to provide an opportunity for the public and the Planning Board to give comments to the State.

DISCUSSION ITEMS

None

NONPUBLIC SESSION

The Planning Board will need to make a motion to enter into a Nonpublic Session under RSA 91-A:3, II (e) for consideration or negotiation of pending claims or litigation which has been threatened in writing or filed against the public body.

NEXT MEETING

July 8, 2010

ADJOURN

WORKSHOP

None

ACCOMMODATIONS FOR THE SENSORY IMPAIRED

**"SUITABLE ACCOMMODATIONS FOR THE SENSORY IMPAIRED
WILL BE PROVIDED UPON ADEQUATE ADVANCE NOTICE."**

CONDUCT AT PLANNING BOARD MEETING

When the meeting is called to order, the only talking allowed in the Auditorium will be remarks addressed to the Chairman. Except for the original presentation of the subject or application, each person speaking for or against shall be limited to five (5) minutes until all have been given an opportunity to be heard, at which time each person may be allowed additional time if deemed necessary by the Board or the Chairman. When you are recognized by the Chairman, proceed to the podium, using the microphone, state your name and address and then make your comments. Courtesy is shown when you reserve your comments for the proper time.

PLEASE BE COURTEOUS

By Order of the Chair